

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NORTH DAKOTA

In Re: Generations on 1 st LLC, Debtor.	Case No.: 25-30002 Chapter 11
In Re: Parkside Place LLC, Debtor.	Case No. 25-30003 Chapter 11 (Jointly Administered)

**NOTES ACCOMPANYING MARCH MONTHLY
OPERATING REPORT FOR PARKSIDE PLACE, LLC**

1. **Beginning Cash Balance.** The beginning cash balance was \$94,709.74, consisting of \$73,500.00 in the Trust account and \$21,209.74 in the Starion account.

2. **Total Receipts.** The total receipts deposited into the Starion account for the month amounted to \$42,454.67. This figure includes excluded items not reported in the Monthly Operating Report (“MOR”), specifically a duplicate rent payment of \$940.00 and two security deposit transfers totaling \$2,945.00. After removing these items, the adjusted total reported on the MOR is \$39,509.67.

3. **Total Disbursements.** Total disbursements from the Starion account were \$31,690.36. This included a \$940.00 refund issued for the duplicate rent payment. After excluding that amount, the operational disbursements reported on the MOR total \$30,750.36.

4. **End Cash Balance.** The ending cash balance reported on the March MOR is \$103,469.00. However, the actual combined balance of the Trust and Starion accounts at month-end was \$105,474.03. When subtracting the \$980.00 and \$1,025.00 in security deposit transfers that were excluded from the receipts section of the MOR, the adjusted ending cash position aligns

with the reported MOR balance of \$103,469.00. All underlying documentation supporting these adjustments is available for review.

5. **Accounts Receivable.** A review of tenant accounts reflect that a few tenants continue to carry balances related to electric utility charges, as they have not yet transferred service into their own names as required. Additionally, one tenant submitted a rent payment slightly below the total amount due, and several accounts are currently showing accrued late fees. The Debtor is actively monitoring these balances and will follow up with tenants as necessary to ensure compliance and timely resolution.

6. **Cash Flow.** The month of March marked the final period in which the Debtor made double escrow contributions in preparation for the first installment of property taxes. While the tax payment itself was made in April, the necessary funds had been fully escrowed by the end of March. As a result, the escrow account is now being drawn down to cover the April disbursement. Going forward, the account will be funded at the regular rate to accumulate the balance required for the second installment, due October 31, 2025. In addition, the Debtor prepaid for fire alarm testing to ensure the system is brought back into compliance with applicable building codes.

Several emergency events impaired cash flow during this reporting period. On March 13 at approximately 9:00 p.m., fire alarms were triggered due to smoke in unit #2212. The fire department was dispatched on an emergency basis and found the tenant had fallen asleep in the shower while food was left cooking on the stove. The bathroom drain had also been obstructed, causing water to overflow throughout the unit and into the building hallway. Emergency services performed building-wide evacuation and alarm reset. The incident resulted in water extraction and the deployment of industrial fans for drying. The tenant will be billed back for all related expenses.

On March 15, at approximately 6:30 p.m., a second fire alarm event occurred in

unit #2308, again requiring emergency response by the fire department. The cause was identified as burnt food. While no water or smoke damage occurred, the tenant will be billed for the cost of the emergency call.

These emergency responses resulted in unanticipated expenditures, but the Debtor continues to take steps to recoup costs from responsible tenants and preserve cash flow.

7. Summary of New Leases Signed, Short Cancel Notification, and Lease Ended.

Under this reporting period, one new lease was executed for unit #2402, with a lease start date of April 16, 2025. Move-outs for the month included units #2406 and #2402. The move-out from unit #2406 followed an improper notice, and the tenant remains contractually responsible for rent through June 30, 2025. However, the unit was successfully re-rented effective March 1, 2025. Unit #2402 was vacated at the end of March under normal circumstances, and a new tenant is scheduled to move in mid-April.

The Debtor received proper notice to vacate from the tenant in unit #2204, with a scheduled move-out date of May 31, 2025. Additional notices to vacate are reflected in the rent roll for April, though the report is effective as of the end of March. These entries are system-generated and cannot be removed from the current report view.

Among the April notices, unit #2307 submitted improper notice to vacate on May 31, 2025, and remains responsible for rent through July 31, 2025. Similarly, unit #2311 provided improper notice to vacate on May 17, 2025, and remains responsible through June 30, 2025.

8. Tax Increment Financing. A portion of the Debtor's gross liabilities, as reported on Schedule D, is comprised of tax increment financing ("TIF"). Insofar as the terms of the subject TIF provide for forgiveness of the correlative debt upon the ordinary making of property tax payments, the Debtor regards this obligation—somewhat paradoxically—as both being a liability meritorious of listing on Schedule D but, too, being a liability that is properly setoff by a correlative

intangible asset on the Debtor's balance sheet. As such, there exists a distinction between how the TIF obligation is treated on the Debtor's schedules and how it is regarded in this operating report.

PO Box 848
Mandan, ND 58554

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01081636
PC 2
PARKSIDE PLACE LLC
DEBTOR IN POSSESSION CASE 25-30003
PO BOX 9379
FARGO ND 58106-9379



Statement Ending 03/31/2025

PARKSIDE PLACE LLC

Customer Number: 18

Page 1 of 6

Managing Your Accounts

Branch 2754 Brandt Dr S
Fargo, ND 58104

Phone 701.281.5600

Website Starionbank.com

Summary of Accounts



Do you have questions about your statement? You can contact us by phone, email customerservice@starionbank.com or chat online with a Starion Bank representative. Our customer service hours are Monday through Friday from 7 a.m. to 6 p.m.

Account Type
ND STAR CHECKING

Account Number 3
Ending Balance \$31,974.03

ND STAR CHECKING - .B

Account Summary

Date	Description	Amount
03/01/2025	Beginning Balance	\$21,209.72
	16 Credit(s) This Period	\$42,454.67
	17 Debit(s) This Period	\$31,690.36
03/31/2025	Ending Balance	\$31,974.03

Other Credits

Date	Description	Amount
03/03/2025	CP BUSINESS MANA ParkRentCA XXXXX6888	\$4,589.19
03/03/2025	CP BUSINESS MANA ParkRent XXXXX6888	\$7,870.00
03/06/2025	YARDI CARD DEP 1112Transf XXXXX2385	\$1,965.00
03/06/2025	CPBUSINESSMANAGE Settlement 000023309738830	\$2,835.00
03/06/2025	YARDI CARD DEP 1112Transf XXXXX1349	\$2,950.00
03/06/2025	EDEPOSIT	\$5,095.00
03/07/2025	YARDI CARD DEP 1112Transf XXXXX2488	\$850.00
03/07/2025	CPBUSINESSMANAGE Settlement 000023354625898	\$7,045.00
03/11/2025	YARDI CARD DEP 1112Transf XXXXX6021	\$1,025.00
03/11/2025	CPBUSINESSMANAGE Settlement 000023385174514	\$1,025.00
03/13/2025	CPBUSINESSMANAGE Settlement 000023406081186	\$1,025.00
03/17/2025	034149 ONLINE BANKING DEPOSIT FROM ND SAVINGS NON PE XXXXXX8658 ON 3/17/25	\$980.00
03/17/2025	034270 ONLINE BANKING DEPOSIT FROM ND SAVINGS NON PE XXXXXX8658 ON 3/17/25	\$1,025.00
03/20/2025	EDEPOSIT	\$925.00
03/27/2025	YARDI CARD DEP 1112Transf XXXXX0507	\$1,315.48
03/28/2025	EDEPOSIT	\$1,935.00

2024 + 2025 = 2870



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Mandan, ND 58554

Statement Ending 03/31/2025

PARKSIDE PLACE LLC
Customer Number:

ND STAR CHECKING - 3 (continued)

Other Debits	
Date	Description
03/06/2025	CPBUSINESSMANAGE Return 000023365990470

Amount
\$940.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
20017	03/04/2025	\$175.00	20023	03/11/2025	\$94.88	20029	03/17/2025	\$262.50
20018	03/05/2025	\$207.09	20024	03/11/2025	\$1,889.21	20030	03/26/2025	\$300.00
20019	03/06/2025	\$159.30	20025	03/05/2025	\$4,275.13	20031	03/25/2025	\$943.50
20020	03/14/2025	\$424.80	20026	03/07/2025	\$1,755.00	20032	03/18/2025	\$1,699.41
20021	03/07/2025	\$894.85	20027	03/10/2025	\$14,500.00			
20022	03/06/2025	\$247.63	20028	03/14/2025	\$2,922.06			

* Indicates skipped check number



Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/03/2025	\$33,668.91	03/11/2025	\$31,320.82	03/25/2025	\$29,023.55
03/04/2025	\$33,493.91	03/13/2025	\$32,345.82	03/26/2025	\$28,723.55
03/05/2025	\$29,011.69	03/14/2025	\$28,998.96	03/27/2025	\$30,039.09
03/06/2025	\$40,509.76	03/17/2025	\$30,741.46	03/28/2025	\$31,974.03
03/07/2025	\$45,754.91	03/18/2025	\$29,042.05		
03/10/2025	\$31,254.91	03/20/2025	\$29,967.05		

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



PO Box 848
Mandan, ND 58554

Statement Ending 03/31/2025

PARKSIDE PLACE LLC Page 5 of 6

Customer Number:

PARKSIDE PLACE, LLC DEBTOR IN POSSESSION - CASE #25-30003 PARKSIDE PLACE FARGO, ND 58106	STARION FINANCIAL 2714 Brent Dr S FARGO, ND 58104	20027
TO THE ORDER OF		
**** FOURTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS \$14,500.00**		
03/05/25		
RED RIVER STATE BANK Attn Danielle Harless 300 2ND AVE W HALLSTAD, MN 56548		
W020027# 40913107674		
#20027	03/10/2025	\$14,500.00

PARKSIDE PLACE, LLC DEBTOR IN POSSESSION - CASE #25-30003 PARKSIDE PLACE FARGO, ND 58106	STARION FINANCIAL 2714 Brent Dr S FARGO, ND 58104	20028
TO THE ORDER OF		
**** TWO THOUSAND NINE HUNDRED TWENTY TWO AND 06/100 DOLLARS \$2,922.06***		
02/28/25		
WMU WATERLOO MUNICIPAL UTILITIES 901 FOURTH AVE SW WATERTOWN, SD 57201		
W020028# 40913107674		
#20028	03/14/2025	\$2,922.06

PARKSIDE PLACE, LLC DEBTOR IN POSSESSION - CASE #25-30003 PARKSIDE PLACE FARGO, ND 58106	STARION FINANCIAL 2714 Brent Dr S FARGO, ND 58104	20029
TO THE ORDER OF		
**** TWO HUNDRED SIXTY TWO AND 50/100 DOLLARS \$262.50*****		
02/28/25		
LIBBY BURGHARDT 311 OAK STREET BRANDOT, SD 57218		
W020029# 40913107674		
#20029	03/17/2025	\$262.50

PARKSIDE PLACE, LLC DEBTOR IN POSSESSION - CASE #25-30003 PARKSIDE PLACE FARGO, ND 58106	STARION FINANCIAL 2714 Brent Dr S FARGO, ND 58104	20030
TO THE ORDER OF		
**** THREE HUNDRED AND 00/100 DOLLARS \$300.00*****		
03/14/25		
KURTIS JOHNSON 18406 N 129th Ave Sun City West, AZ 85375		
W020030# 40913107674		
#20030	03/26/2025	\$300.00

PARKSIDE PLACE, LLC DEBTOR IN POSSESSION - CASE #25-30003 PARKSIDE PLACE FARGO, ND 58106	STARION FINANCIAL 2714 Brent Dr S FARGO, ND 58104	20031
TO THE ORDER OF		
**** NINE HUNDRED FORTY THREE AND 50/100 DOLLARS \$943.50*****		
03/14/25		
WITCHELL NEWMAN 131 18th St NE WATERTOWN, SD 57201		
W020031# 40913107674		
#20031	03/25/2025	\$943.50

PARKSIDE PLACE, LLC DEBTOR IN POSSESSION - CASE #25-30003 PARKSIDE PLACE FARGO, ND 58106	STARION FINANCIAL 2714 Brent Dr S FARGO, ND 58104	20032
TO THE ORDER OF		
**** ONE THOUSAND SIX HUNDRED NINETY NINE AND 41/100 DOLLARS \$1,699.41***		
03/18/25		
CP BUSINESS MANAGEMENT PO BOX 9379 FARGO, ND 58106 701-237-3369, 58106		
W020032# 40913107674		
#20032	03/18/2025	\$1,699.41

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PARKSIDE PLACE LLC
DEBTOR IN POSSESSION CASE 25-30003
PO BOX 9379
FARGO ND 58106-9379

00159900
2025



Security Dep. Act



Summary of Accounts



Do you have questions about your statement? You can contact us by phone, email customerservice@starionbank.com or chat online with a Starion Bank representative. Our customer service hours are Monday through Friday from 7 a.m. to 6 p.m.

Account Type

REGULAR SAVINGS NON PERS

Account Number

Ending Balance
\$39,535.49

REGULAR SAVINGS NON PERS - 3

Account Summary

Date	Description	Amount
01/24/2025	Beginning Balance	\$0.00
	5 Credit(s) This Period	\$41,540.49
	2 Debit(s) This Period	\$2,005.00
03/31/2025	Ending Balance	\$39,535.49

Interest Summary

Description	Amount
Interest Earned From 01/24/2025 Through 03/31/2025	0.09%
Annual Percentage Yield Earned	67
Interest Days	67
Interest Earned	\$5.49
Interest Paid This Period	\$5.49
Interest Paid Year-to-Date	\$5.49
Average Ledger Balance	\$31,486.26
Average Available Balance	\$31,486.26

Account Activity

Post Date	Description	Debits	Credits	Balance
01/24/2025	Beginning Balance			\$0.00
02/07/2025	EDEPOSIT		\$33,985.00	\$33,985.00
02/13/2025	445978 ONLINE BANKING DEPOSIT FROM ND STAR CHECKING XXXXXX8688 ON 2/12/25		\$5,500.00	\$39,485.00
02/14/2025	EDEPOSIT		\$1,025.00	\$40,510.00
02/28/2025	EDEPOSIT		\$1,025.00	\$41,535.00
03/17/2025	034149 ONLINE BANKING TRANSFER TO ND STAR CHECKING XXXXXX8688 ON 3/17/25	\$980.00		\$40,555.00
03/17/2025	034270 ONLINE BANKING TRANSFER TO ND STAR CHECKING XXXXXX8688 ON 3/17/25	\$1,025.00		\$39,530.00
03/31/2025	INTEREST		\$5.49	\$39,535.49
03/31/2025	Ending Balance			\$39,535.49



PO Box 848
Mandan, ND 58554

Statement Ending 03/31/2025

PARKSIDE PLACE LLC

Customer Number

REGULAR SAVINGS NON PERS -

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Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



PARKSIDE DIP APT

Bank Rec In-Progress Report

Balance Per Bank Statement as of 03/31/2025	31,974.03
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Outstanding Deposits

Deposit Date	Deposit Number		Amount
03/28/2025	226	:ACH Deposit	1,895.00
03/30/2025	228	:CC Deposit	1,025.00
03/31/2025	227	:ACH Deposit	200.00
Plus: Outstanding Deposits			3,120.00

Outstanding Checks

Check Date	Check Number	Payee	Amount
03/28/2025	20033	JESSE CRAIG	1,755.00
03/31/2025	20034	Alexis Burbach	277.58
03/31/2025	20035	BLUEPEAK	247.63
03/31/2025	20036	Capital One Commercial	2.29
03/31/2025	20037	GEORGES SANITATION	207.09
03/31/2025	20038	IKES WINDOW WASHING	116.82
03/31/2025	20039	JAXON SCHMIDT	120.00
03/31/2025	20040	SIGN PRO	116.10
03/31/2025	20041	TURFWURX PROPERTY MAINTENANCE	124.79
03/31/2025	20042	WHITE GLOVE CLEANING	504.45
03/31/2025	20043	AUTOMATIC BUILDING CONTROLS	923.94
03/31/2025	20044	Alexis Burbach	497.55
03/31/2025	20046	CP BUSINESS MANAGEMENT	5,173.20
03/31/2025	20047	WMU WATERTOWN MUNICIPAL UTILITIES	2,566.49
03/28/2025	20050	CP BUSINESS MANAGEMENT	40.70
03/31/2025	20045	SCHUMACHER	477.58
Less: Outstanding Checks			13,151.21

Other Items

Date	Notes	Amount
03/15/2025	JE 4029 RE Tax Escrow (payable 4/31)	-6,903.87
Plus / Minus: Other Items		-6,903.87
Reconciled Bank Balance		15,038.95

Balance per GL as of 03/31/2025	4,813.13
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Reconciled Balance Per G/L	4,813.13
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Difference	10,225.82
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Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
01/31/2025	20003	ACTIVE HEATING INC	329.22	02/28/2025
01/31/2025	20004	Alexis Burbach	755.16	02/28/2025
01/31/2025	20005	BLUEPEAK	247.63	02/28/2025
01/31/2025	20006	CP BUSINESS MANAGEMENT	19.13	02/28/2025
01/31/2025	20007	GLASS PRODUCTS	334.16	02/28/2025
01/31/2025	20008	JAXON SCHMIDT	120.00	02/28/2025
01/31/2025	20009	SETHS SCAPES	260.19	02/28/2025
01/31/2025	20010	WMU WATERTOWN MUNICIPAL UTILITIES	2,392.90	02/28/2025

PARKSIDE DIP APT

Bank Rec In-Progress Report

01/31/2025	20011	Mindy Craig	11.25	02/28/2025
01/31/2025	20013	CP BUSINESS MANAGEMENT	984.48	02/28/2025
01/31/2025	20014	JESSE CRAIG	849.03	02/28/2025
01/31/2025	20015	CP BUSINESS MANAGEMENT	38.00	02/28/2025
01/29/2025	20002	Mindy Craig	1,748.74	02/28/2025
02/12/2025	20012	RED RIVER STATE BANK	14,500.00	02/28/2025
02/27/2025	20016	CP BUSINESS MANAGEMENT	1,741.90	02/28/2025
02/28/2025	20017	BRIANS GLASS AND DOOR	175.00	03/31/2025
02/28/2025	20018	GEORGES SANITATION	207.09	03/31/2025
02/28/2025	20019	DAKOTA CLEAN LLC	159.30	03/31/2025
02/28/2025	20020	WHITE GLOVE CLEANING	424.80	03/31/2025
02/28/2025	20021	Alexis Burbach	894.85	03/31/2025
02/28/2025	20022	BLUEPEAK	247.63	03/31/2025
02/28/2025	20023	JAXON SCHMIDT	94.88	03/31/2025
02/28/2025	20024	NORTHEAST, LLC; MR TIKKA CONSTRUCTION LLC	1,889.21	03/31/2025
02/28/2025	20025	CP BUSINESS MANAGEMENT	4,275.13	03/31/2025
02/28/2025	20026	JESSE CRAIG	1,755.00	03/31/2025
02/28/2025	20028	WMU WATERTOWN MUNICIPAL UTILITIES	2,922.06	03/31/2025
02/28/2025	20029	LIBBY BURGHARDT	262.50	03/31/2025
03/05/2025	20027	RED RIVER STATE BANK	14,500.00	03/31/2025
03/14/2025	20030	JOHNSON	300.00	03/31/2025
03/14/2025	20031	NEWMAN	943.50	03/31/2025
03/18/2025	20032	CP BUSINESS MANAGEMENT	1,699.41	03/31/2025
Total Cleared Checks			55,082.15	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
01/30/2025	2023	yardi test ach	0.20	01/31/2025
01/30/2025	2025	tx from 1110	1.00	01/31/2025
02/02/2025	202	:CC Deposit	2,940.00	02/28/2025
02/03/2025	203	:ACH/WIPS Deposit	4,520.00	02/28/2025
02/03/2025	204	:CC Deposit	1,025.00	02/28/2025
02/03/2025	2012		4,563.54	02/28/2025
02/03/2025	2016	ACH BATCH 2/3/25	7,940.00	02/28/2025
02/03/2025	2018	starion 273434019	925.00	02/28/2025
02/03/2025	2019	starion 1490040068	1,025.00	02/28/2025
02/03/2025	2022	mac wire	1,500.00	02/28/2025
02/04/2025	205	:CC Deposit	3,100.00	02/28/2025
02/05/2025	207	:CC Deposit	1,025.00	02/28/2025
02/05/2025	206	:ACH Deposit	1,025.00	02/28/2025
02/06/2025	2020	starion 273962511	5,965.00	02/28/2025
02/06/2025	208	:ACH Deposit	970.00	02/28/2025
02/12/2025	2017		925.00	02/28/2025
02/12/2025	2021		925.00	02/28/2025
02/14/2025	210	:ACH/WIPS Deposit	567.00	02/28/2025
02/14/2025	2030	:CC Deposit	950.00	02/28/2025
02/19/2025	2024	ach	25.65	02/28/2025
02/24/2025	212	:CC Deposit	925.00	02/28/2025
02/28/2025	214	:CC Deposit	1,965.00	03/31/2025
02/28/2025	2036	HME WIRE 2/2/25	4,759.12	02/28/2025
03/01/2025	218	:CC Deposit	2,950.00	03/31/2025
03/03/2025	220	:ACH/WIPS Deposit	7,045.00	03/31/2025
03/03/2025	221	:CC Deposit	850.00	03/31/2025
03/03/2025	2033		4,589.19	03/31/2025
03/03/2025	2034		6,890.00	03/31/2025

PARKSIDE DIP APT

Bank Rec In-Progress Report

03/03/2025	2035	ach	980.00	03/31/2025
03/04/2025	213	:ACH Deposit (2/28)	2,835.00	03/31/2025
03/05/2025	223	:CC Deposit	1,025.00	03/31/2025
03/05/2025	2032	starion 276961936	5,095.00	03/31/2025
03/05/2025	222	:ACH Deposit	1,025.00	03/31/2025
03/07/2025	224	:ACH Deposit	1,025.00	03/31/2025
03/20/2025	2037	starion 278630839	925.00	03/31/2025
03/21/2025	225	:CC Deposit	1,315.48	03/31/2025
03/28/2025	2038	starion 279536808	1,935.00	03/31/2025
Total Cleared Deposits			86,051.18	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
01/30/2025	1	yardi	-0.23	01/31/2025
01/31/2025	JE 4027	RE Tax Escrow (payable 4/31)	-6,903.87	01/31/2025
02/03/2025	2	STARION FINANCIAL	-20.00	02/28/2025
02/03/2025	3	STARION FINANCIAL	-20.00	02/28/2025
02/28/2025	4	STARION FINANCIAL	-20.00	02/28/2025
02/05/2025	JE 4006	Returned item charge	-5.00	02/28/2025
02/05/2025	RC 31367	Returned item MARLYS HOLUBOK	-995.00	02/28/2025
02/15/2025	JE 4028	RE Tax Escrow (payable 4/31)	-3,950.00	02/28/2025
03/14/2025	JE 4075	:Prog Gen Move Out transfer (MITCHELL NEWMAN) - Receipt #31881	980.00	03/31/2025
03/14/2025	JE 4079	move johnsons deposit into checking for return	1,025.00	03/31/2025
03/14/2025	RC 31633	Returned item JOSHUA MEEHL	-940.00	03/31/2025
Total Cleared Other Items			-10,849.10	

Balance Sheet

Owner = PARKSIDE PLACE (all properties)

Month = Mar 2025

Book = Cash

ACCOUNT	CURRENT BALANCE
Parkside Apartment DIP Checking	4,294.85
Parkside Real Estate Tax Escrow	17,757.74
Total DIP Checking Account	22,052.59
TIF Value	1,483,724.00
Parkside Security Deposit DIP Savings Acct	40,560.49
The Dakota Bankruptcy Firm Trust	73,500.00
Property and Equipment	
Buildings	6,870,000.00
Appliances/AC	205,000.00
Land	425,000.00
Total Property and Equipment	7,500,000.00
Total Assets	9,119,837.08
LIABILITIES & CAPITAL	
Liabilities	
Parkside Security Deposits DIP Acct	40,560.49
Mortgage 1st	5,140,886.84
TIF Mortgage	1,483,724.00
Total Liabilities	6,584,050.35
Capital	
Owner Contribution	2,809.12
Retained Earnings	2,532,977.61
Total Capital	2,535,786.73
Total Liabilities & Capital	9,119,837.08

4/15/2025 1:23 PM

Cash Flow Statement

Owner = PARKSIDE PLACE (all properties)

Month = Mar 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%
INCOME		
Gross Potential Rent/HOA	40,703.00	100.00
CAM	786.19	1.93
Less: Incentives	-650.00	-1.60
Less: HME Incentives	-430.00	-1.06
Delinquency	1,126.48	2.77
Less: Vacancy	0.00	0.00
Plus: Prepaid Rent/HOA	1,845.00	4.53
Net Rent/HOA Income	43,380.67	106.58
Other Income		
Other Income	0.00	0.00
Animal Fee NonRefundable	0.00	0.00
Total Other Income	0.00	0.00
Total Income	43,380.67	106.58
EXPENSES		
Maintenance Expenses		
Maintenance Staff Costs	224.52	0.55
Repairs/Maintenance	2.29	0.01
Painting/Decorating	-36.50	-0.09
Electrical/Fire Prevention	923.94	2.27
Elevator	477.58	1.17
HVAC	0.00	0.00
Carpet Cleaning	-159.30	-0.39
Resident Manager	470.61	1.16
Snow Removal	124.79	0.31
Janitorial	621.27	1.53
Total Maintenance Expenses	2,649.20	6.51
Operating Expenses		
Offsite Office Rent	1,312.50	3.22
Offsite Office Utilities	205.11	0.50
Offsite Office Equip/Supplies	214.56	0.53
Advertising/Marketing	116.10	0.29
Software Fee	38.00	0.09
Leasing Commissions (payout)	200.00	0.49
Bank Charges/ACH Fees	0.00	0.00
Internet & Phone Costs/Service	247.63	0.61
Property Management	2,169.03	5.33

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Cash Flow Statement

Owner = PARKSIDE PLACE (all properties)

Month = Mar 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%
Insurance	1,699.41	4.18
Electricity-Vacant	88.61	0.22
Electricity-Building	389.71	0.96
Gas-Building	233.05	0.57
Water & Sewer	1,855.12	4.56
Garbage	207.09	0.51
Total Operating Expenses	8,975.92	22.05
Other Expenses		
Misc. PM Fees	200.00	0.49
Misc Professional Fees	250.00	0.61
Manager Oversight \$45/unit	1,755.00	4.31
Total Other Expenses	2,205.00	5.42
Total Expenses	13,830.12	33.98
NET INCOME	29,550.55	72.60
ADJUSTMENTS		
Parkside Real Estate Tax Escrow	-6,903.87	-16.96
Mortgage 1st	-14,500.00	-35.62
Owner Contribution	0.00	0.00
TOTAL ADJUSTMENTS	-21,403.87	-52.59
CASH FLOW	8,146.68	20.01

Account Name: Maryland IOLTA Account

Account Type: Trust

Date	Source/Destination	Reference	Payer/Payee	Funds out (\$)	Funds in (\$)	Balance (\$)
2025-02-03	Starion Bank	–	Parkside Place, LLC	\$5,500.00	–	\$73,500.00
2025-02-03	Starion Bank	–	Parkside Place, LLC	\$1,500.00	–	\$79,000.00
2025-02-03	United Bankers Bank	–	Red River State Bank	\$49,341.92	–	\$80,500.00
2025-01-23	HME Companies, LLC	25-30003	–	–	\$124,341.92	\$129,841.92
2025-01-23	HME Companies, LLC	25-30003	–	–	\$5,500.00	\$5,500.00
				\$56,341.92	\$129,841.92	\$73,500.00